



**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**
Caption in Compliance with D.N.J. LBR 9004-2(c)

Robertson, Anschutz & Schneid, PL
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Attorneys For Secured Creditor

Laura M. Egerman, Esq. (LE-8250)

In Re:

BARRY KEITH BLACK, SR.,

Debtor.

Order Filed on March 1, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 18-33460-KCF

Chapter 7

Hearing Date:

Judge: Kathryn C. Ferguson

**CONSENT ORDER VACATING AUTOMATIC STAY AS TO 4050 AND 4054
QUAKERBRIDGE ROAD, MERCERVILLE, NEW JERSEY 08619**

The relief set forth on the following page is hereby **ORDERED**.

DATED: March 1, 2019

Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

Page 2

Debtor: Barry Keith Black, Sr.

Case No.: 18-33460-KCF

Caption of Order: Consent Order Vacating Automatic Stay as to 4050 and 4054 Quakerbridge Road,
Mercerville, New Jersey 08619

Secured Creditor: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
LEHMAN BROTHERS SMALL BALANCE COMMERCIAL MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-3

Secured Creditor's Counsel: Robertson, Anschutz & Schneid, PL

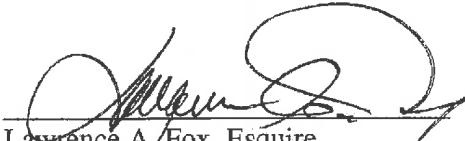
Debtor's Counsel: Lawrence A. Fox, Esq.

Property Involved: 4050 & 4054 Quakerbridge Road, Mercerville, NJ 08619 (the "Property")

For good cause shown, it is ORDERED AND DECREED as follows:

1. The **automatic stay is vacated as to the Property** to permit the Secured Creditor to institute or resume, and prosecute to conclusion, one or more actions in the court(s) of appropriate jurisdiction, to pursue Secured Creditor's rights in regard to the Property, including but not limited to Secured Creditor's foreclosure proceedings pending in the Superior Court of New Jersey, Chancery Division, Mercer County, as Docket F-011099-18, relating to the Property.
2. Facsimile signatures shall be valid as original signatures and this Consent Order may be executed in counterparts.

The undersigned hereby consent to the form and entry of the foregoing order.



Lawrence A. Fox, Esquire
Attorney for Debtor
Date: 2/21/2019



Laura M. Egerman, Esq.
Attorney for Secured Creditor
Date: 02/21/2019

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
 Barry Keith Black, Sr.
 Debtor

Case No. 18-33460-KCF
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 01, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 03, 2019.

db +Barry Keith Black, Sr., 4046 Quakerbridge Road, Mercerville, NJ 08619-1007

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 03, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 1, 2019 at the address(es) listed below:

Bunce Atkinson on behalf of Trustee Bunce Atkinson bunceatkinson@aol.com, NJ09@ecfcbis.com, maraujo@atkinsondebartolo.org
 Bunce Atkinson bunceatkinson@aol.com, NJ09@ecfcbis.com, maraujo@atkinsondebartolo.org
 Denise E. Carlon on behalf of Creditor HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MANA Series 2007-A2 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
 Harold N. Kaplan on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN BROTHERS SMALL BALANCE COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 hkaplan@rasnj.com, information@hnk@aol.com
 Laura M. Egerman on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN BROTHERS SMALL BALANCE COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 bkyecf@rasflaw.com, bkyecf@rasflaw.com; legerman@rasnj.com
 Lawrence A Fox on behalf of Debtor Barry Keith Black, Sr. lafoxlaw@aol.com
 Margaret McGee on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov
 Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov
 Rebecca Ann Solarz on behalf of Creditor HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MANA Series 2007-A2 rsolarz@kmllawgroup.com
 U.S. Trustee USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 10